

Asheville City Council
Planning and Economic Development Committee

1:30 p.m., July 20, 2010
City Hall, First Floor Conference Room

Minutes

Present: Councilman Jan Davis, Chair; Councilwoman Esther Manheimer;
Councilman Gordon Smith

Staff: Gary Jackson, John Smith, Judy Daniel, Jeff Staudinger, Julia Fields, Blake Esselstyn, Alan Glines, Jessica Bernstein, Harry Brown, Ken Putnam, Stephanie Monson

The Planning and Economic Development Committee met on July 20, 2010, in the First Floor Conference Room, City Hall. Chair Davis called the meeting to order at 1:35 p.m.

1. Approval of Minutes

The Minutes from the May 18, 2010, meeting were approved as written.

2. Updates

Downtown Master Plan UDO Changes

Alan Glines, Urban Planner II, gave the update. The Planning staff has been working on the Downtown Master Plan Urban Design changes for the CBD since last December. The Downtown Commission has reviewed the work of the subcommittee, and in June of this year, adopted the suggested changes. The Planning & Zoning Commission reviewed all the documents and maps in June; they will do so again on July 22 and August 19. The information will come to full Council in a work session after it is adopted by P&Z.

Councilman Davis thanked Jessica Bernstein and Alan Glines for all their hard work.

Tables of Uses Creation and Related UDO Changes

Judy Daniel, Planning Director, gave the update. The Table of Uses has been created, but then needed 11 pages of definitions. Changes were made to every zone in the UDO (32 pages of changes). Planning staff has also reviewed the Use by Right Subject to Special Requirements and Conditional Uses permit processes, which has taken longer than anticipated.

Staff is meeting next week to finalize. Councilman Smith expressed his pleasure with the more user-friendly document. Councilman Manheimer requested that the document come back to PED before going to P&Z.

3. Unfinished Business

There were no Unfinished Business agenda items.

4. New Business

Annexation Action Plan for 2010

Blake Esselstyn, Urban Planner III and GIS Specialist, gave the Committee a preview of the intended Round 1 of Annexations 2011, which will be effective June 30, 2011. Full Council is already scheduled to review this annexation plan at their July 27th meeting. At that meeting, Council will be asked to consider resolutions stating the intent of the City to annex two areas contiguous to the current boundaries of the City of Asheville.

Mr. Esselstyn reminded the committee that the City's policy is to include within its corporate boundaries areas that are urban in nature and meet State of North Carolina qualification requirements. Staff has identified two areas that meet the state requirements. Both of these areas are contiguous to the current municipal boundary. The Coopers Hawk Drive Area is 41.8 acres in size and is the last remaining residential portion of the Biltmore Park development to be brought into the City. The Royal Pines Area is 388.8 acres in size and is largely residential in nature.

Staff has provided the following proposed schedule for these annexations.

- Council Adoption of Resolution of Intent – 7/27/10
- Council Adoption of Services Plan – 8/10/10
- Public Information Meeting – 9/13/10
- City Council Public Hearing – 10/12/10
- Annexation Ordinance Adopted – 10/26/10
- Effective Date – 6/30/11

City Manager Gary Jackson commended the Planning staff for watching how new development occurs, watching for patterns and potential density.

Councilwoman Manheimer shared her hope that the areas under consideration were able to see the benefits of the services provided to them by the City. Councilman Davis expressed that he favored a conservative approach towards annexation, but that if an area meets the State qualification requirements, the City should move forward with the annexation process.

By consensus, the Committee agreed that the item should move forward for consideration by full Council.

Sustainability Regional and Local Challenge Grants

Jeff Staudinger, Community Development Director, updated PED on the fast-approaching, just announced HUD grant program, and what staff is doing to prepare the City's application. The City of Asheville intends to apply for the Community Challenge Planning Grant. He indicated that the grant program is a new level of collaborative funding: \$40 million in funding is available, at \$3 million possible per application.

(Please see attached powerpoint presentation.) The City will be the lead on this application; the Land of Sky COG will lead a regional consortium in an application for Regional Sustainability Planning Grants.

Mr. Staudinger shared that HUD has been very encouraging, although less than 1% of applications will be funded nationally. The pre-application is due July 26, which is essentially a 50 word summary. The State DOT has committed to writing letter of support. The Asheville Riverfront Redevelopment Committee Riverfront Redevelopment Commission heard a brief summary at their July 12th meeting, and all approved unanimously to support the intended application. The ARRC via Chairperson Robert Camille will work with staff on a letter of support.

The application is going to HCD on July 29, and to full Council, on Consent Agenda, August 10th.

Judy Daniel, Planning Director, commented that both Jeff Staudinger and Stephanie Monson are using this as a good opportunity to start building regional partnerships, as regional cooperation is essential for successful funding requests.

Public Restrooms in Downtown Asheville

Ken Putnam, Engineering Director, gave the background on hours of operation for the public restrooms in the hallway connecting the Rankin Avenue Parking Garage and Haywood Street, prepared by Harry Brown, Parking Services Director (see attached).

After discussion, the Committee moved that full Council consider extending the service hours of the public restrooms until 10:00 p.m. Mondays through Saturdays, September 1 through December 31, 2010, at a cost of approximately \$7,000. Staff would then re-evaluate early in 2011.

5. Presentations and Public Comment

There were no presentations or public comment.

As a final topic, the Planning & Economic Development Committee agreed to move their regularly-scheduled meetings to 3:30 p.m. (from 3:00 p.m.) on the third Tuesday of the month, and adjust as necessary when conflicts occur due to called meetings of the Public Safety Committee.

The meeting was adjourned at 3:25 p.m.